

113 Holborow Ave, Denman Prospect, ACT 2611



Sold Townhouse

Thursday, 14 March 2024

113 Holborow Ave, Denman Prospect, ACT 2611

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Townhouse



Jack Wilson
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Chris Wilson
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\$900,000

Auction if not sold prior. Buyers guide of \$875,000 +Offering contemporary living in the heights of the Molonglo Valley, lies this exceptional 4-bedroom, 3-bathroom townhouse. Within very close proximity to local amenities and nestled within a flourishing community, the intimate Melia development is a testament to craftsmanship. A reputable Elevated Living construction built at the end of 2020 in a prime position of Denman Prospect, inspired by a modern balance of industrial and Scandinavian design. Positioned at the pinnacle of the complex, this near-new gem boasts a coveted northern orientation and scenic views that are sure to be appreciated. With neighbours only on one side, enjoy privacy and serenity in your own spacious urban retreat. Inside you will find a thoughtfully designed floorplan spread across three levels, seamlessly blending space and functionality. The top floor plays host to three generously sized bedrooms, including a impressive main suite complete with an ensuite, walk-in robe and expansive views, ensuring parents their own slice of paradise. The heart of the home resides on the middle level and is flooded with natural light. A sprawling open-plan living and kitchen area equipped with modern appliances and walk in pantry, it is perfect for both family gatherings and grand entertaining. Venture downstairs to discover an additional living area, bedroom, and full bathroom, offering endless possibilities for guest accommodation or a secluded home office. Outside, a charming front courtyard and balcony beckon for alfresco dining and relaxation, all while basking in the gentle warmth of the northern sun. With minimal maintenance required, spend less time on chores and more time enjoying the finer things in life. Adding to the allure is the convenience of a double garage with internal access, ensuring seamless transitions from car to home, rain or shine. But the appeal of this property extends beyond its walls. Close proximity to the architecturally designed Denman Village shops means everything you need is just a short stroll away. From boutique retailers to gourmet eateries, indulge in a lifestyle of convenience and sophistication. For families, the esteemed Evelyn Scott School provides a terrific public schooling option from P-12, ensuring educational excellence is within reach. Don't miss this fantastic opportunity to experience the epitome of modern living in one of Canberra's quickly establishing locales. Contact us today to register your interest, book an inspection and prepare to embark on a journey of unparalleled luxury and comfort.

FEATURES:

- Large & contemporary, new near townhouse
- North facing and flooded with natural light
- Excellent views from living area, balcony and main bedroom
- Very close proximity to Denman Village Shops
- Ducted reverse cycle A/C
- End position in complex
- Double garage with internal access
- Large bedrooms, all with built in robes
- Separate living areas
- Intimate 'Melia' complex of only 25 homes

House Size: 175m² (approx.) Year of Construction: 2020 EER: 6.0 Outgoings: General Rates: \$642 p/qtr (approx.) Land Tax (investors): \$831 p/qtr (approx.) Body Corp Levies: \$877 p/qtr (approx.)

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